

City of Galveston, Texas
Brownfields Site Assessment Pilot Project (BSAPP)

Quarterly Project Progress Report
First Fiscal Quarter 2001 (October 1, 2000 through December 31, 2000)

Submitted to Ms. Camisha Scott, U.S. EPA Region 6 Brownfields Project Officer

Ref. Nos: U.S. EPA Assistance ID No. BP986187-01-0
BSAPP Doc. No. BSAPP-010-00

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1.0 Background

The City of Galveston's Brownfields Site Assessment Pilot Project grant was officially awarded on September 30, 1998. All remaining project work was completed in the 1st quarter of FY2001; this document presents the ninth official quarterly report since the grant award. All project objectives have been met, and the budget is exhausted. We have applied to EPA for supplemental funding. If successful, the project will be re-initiated with the new objectives as outlined in the supplemental proposal. If unsuccessful, the project will be closed out and all final reports and documentation will be produced as required. In the meantime, this project will be placed on hold, with no further work executed in the 2nd quarter of FY2001. The decision on supplemental funding is anticipated around April of 2001.

2.0 Activities This Quarter

Task 1: Planning, Project Management & Coordination, Travel, Other

Technically, the initial two-year project schedule ended September 30, 2000. However, we requested an extension from the U.S. EPA to complete the remaining project work and apply for the supplemental funding. Assuming supplemental funding is awarded, the extension would be until April 2003. If unsuccessful, final project closeout documentation will be produced after notification on the supplemental.



The BSAPP prepared and submitted a second proposal for Supplemental Funding. The proposals are due on January 8, 2001, and we will have met that date. There is almost no money left in the grant budget at this time, but all the project objectives have been met. That we still had some grant funds available at the time of the first supplemental funding proposal evaluation has been stated by EPA as a major reason we were not awarded additional grant money. Actual award of any supplemental funding would come in the spring of 2001. The project is being placed on hold until that time.

The BSAPP still has not received the report from Ms. Debra Brown of the Institute for Responsible Management (IRN), an EPA contractor. Ms. Brown visited Galveston in the 2nd quarter of 1999, and had promised a report with several constructive ideas for the project.

The 4th Quarter 2000 progress report along with the quarterly and annual MBE/WBE spending reports were prepared and submitted to EPA this quarter. The annual financial report was to be prepared by Ms. Helen Gilliam, the City's project accountant.

Task 2: Identification/Selection of Sites & Data Base Development

This task was essentially completed in the 3rd quarter FY99. No old sites have been removed from the database this quarter, and no new sites have been added. Maintenance of the database and LandView mapping will be continued if the project is extended with supplemental funding.

Task 3: Community Involvement

Guidance and direction for the BSAPP has been provided by the City Manager, the Mayor, the City Council, Councilman Thomas, the Parks and Recreation Director, the GHFC, the Tax Foreclosed Property Resale Committee, the East End Flats Committee, and the TNRCC. New City Council members were elected in May. Councilman Thomas is no longer on the council; however, the Mayor retained his position for a second term. There were no steering meetings held this quarter.

Task 4: Phase I Environmental Site Assessments

The major work emphasis this quarter was on completion of the comprehensive, area wide Phase 1 Environmental Site Assessment (ESA) for the Old Central/Carver Park Area. The final report was issued in December. This report is similar in format to a single site-specific Phase 1 ESA, but addresses environmental issues and concerns in the entire Old Central/Carver Park area (26th to 54th, Broadway to Harborside). It is hoped that this document will provide the required Phase 1 information for parties planning commercial development or redevelopment in the target area. In addition to the normal project distribution, copies were made available to our cooperative partners including the Rosenberg Library, the Chamber of Commerce, the African-American and Hispanic Chambers of Commerce, Save-R-Hood, the Old Central/Carver Park Neighborhood Association, and the Galveston Housing Authority (GHA).

No other Phase 1 ESAs were conducted this quarter. However, we are still waiting to hear from the GHA for a requested 3 to 6 Phase 1 sites if the project is extended.

Task 5: Phase II Environmental Site Assessments

No Phase 2 ESAs were conducted this quarter, and none are planned for next quarter. The remaining budget, after completion of the Old Central/Carver Park study will be insufficient to conduct another Phase 2 ESA. This could change if the supplemental funding is received from EPA.

Task 6: Redevelopment Planning

A brownfields redevelopment company, the Blackstone Development Group, has expressed some initial interest in the East End Flats. This company says they represent a brownfields investment fund of \$100 million that has retained their services to find appropriate sites for redevelopment investments. KMA provided Blackstone with information on the East End Flats from the Brownfields Assessment prepared under this project. They have expressed some initial concern over the numerous challenges involved with the site, but had a phone call with the Mayor. If they remain interested, they may wish a site visit and a meeting with the East End Flats committee. KMA will continue to coordinate this effort if it develops.

The results of the additional assessment work and cleanup plan development for 600 51st Street indicated a higher cleanup cost as more soil is required to be excavated, disposed, and replaced. The contaminated soil quantity went from 56 yards to 98 yards, and the cost estimate increased from \$15,000 to \$28,000. The work plan was coordinated verbally with the TNRCC VCP coordinator. This additional information was presented the Tax Foreclosed Property Resale Committee. After their final approval, the site was to be turned over to the City for cleanup. We have not yet heard from either the committee or the City on any further action on this site.

No progress has been made with the Burlington Northern and Santa Fe Railroad's (BN&SF) property manager concerning the potential baseball diamonds at the 37th and Harborside site. There is nothing new to report from last quarter, and we are beginning to think the railroad is ingrained in a "don't look, don't find" mentality.

Redevelopment of the 73rd and N1/2 site is proceeding with the development of a single-family middle-income residential housing development. A Phase 1 ESA and soil sampling was conducted earlier by the project for this site as there was some concern over the origin of the fill material that had been used to elevate the site. The results indicated a clean site and development has begun.

3.0 Next Quarter's Planned Activities

The only remaining planned activities are to execute project closeout if the supplemental funding request is unsuccessful. The project will be placed on hold until that time. No further progress reports will be issued.

4.0 Schedule Status

The project completed 3 months over schedule. Approximately 112.5% of the approved 24-month schedule has elapsed, but the extension was requested from EPA. The project may be extended and expanded if a supplemental funding source can be located, but if not, it will be officially completed sometime this spring.

5.0 Budget Status

As of December 31, 2000, \$88.94 remained in the budget.

6.0 Work Products Developed This Quarter

- 4th Quarter FY00 progress report.
- Old Central/Carver Park Area Study Final Report
- Proposal for Supplemental Funding for FY2001

7.0 Key Measures of Performance

As requested in EPA's letter of December 29, 1999, the BSAPP will track and report the key measure indicators of performance. A spreadsheet has been developed in the requested format, and is attached.

City of Galveston
Brownfields Site Assessment Pilot Project
Quarterly Budget Report: 1st QTR FY2001 (10/00 - 12/00)

Task Breakdown	PROJECT BUDGET	This Period 1stQTR2001	Previous Total	Cummulative To Date	Remaining Budget
Task 1: Planning, Project Management & Coordination, Travel, Other					
Prime Contract	\$ 35,000.00	\$ -	\$ 35,000.00	\$ 35,000.00	\$ -
Subcontracts	\$ -	\$ -	\$ -	\$ -	\$ -
Materials/Supplies	\$ 3,600.00	\$ 1,865.11	\$ -	\$ 1,865.11	\$ 1,734.89
Equipment	\$ -	\$ -	\$ -	\$ -	\$ -
Travel	\$ 3,600.00	\$ -	\$ 1,005.00	\$ 1,005.00	\$ 2,595.00
Other	\$ 2,000.00	\$ 3,975.00	\$ -	\$ 3,975.00	\$ (1,975.00)
Task Total	\$ 44,200.00	\$ 5,840.11	\$ 36,005.00	\$ 41,845.11	\$ 2,354.89

Task 2: Identification/Selection of Sites & Data Base Development					
Prime Contract	\$ 20,000.00	\$ -	\$ 20,617.95	\$ 20,617.95	\$ (617.95)
Subcontracts	\$ -	\$ -	\$ -	\$ -	\$ -
Materials/Supplies	\$ 800.00	\$ -	\$ -	\$ -	\$ 800.00
Equipment	\$ -	\$ -	\$ -	\$ -	\$ -
Travel	\$ -	\$ -	\$ -	\$ -	\$ -
Other	\$ -	\$ -	\$ -	\$ -	\$ -
Task Total	\$ 20,800.00	\$ -	\$ 20,617.95	\$ 20,617.95	\$ 182.05

Task 3: Community Involvement					
Prime Contract	\$ 5,000.00	\$ -	\$ 6,760.00	\$ 6,760.00	\$ (1,760.00)
Subcontracts	\$ -	\$ -	\$ -	\$ -	\$ -
Materials/Supplies	\$ 1,000.00	\$ -	\$ -	\$ -	\$ 1,000.00
Equipment	\$ -	\$ -	\$ -	\$ -	\$ -
Travel	\$ -	\$ -	\$ -	\$ -	\$ -
Other	\$ 1,000.00	\$ -	\$ -	\$ -	\$ 1,000.00
Task Total	\$ 7,000.00	\$ -	\$ 6,760.00	\$ 6,760.00	\$ 240.00

Tasks 4 & 5: Phase I & II Environmental Site Assessments					
Prime Contract	\$ 45,000.00	\$ 9,675.00	\$ 48,538.55	\$ 58,213.55	\$ (13,213.55)
Subcontracts	\$ 43,000.00	\$ -	\$ 40,335.53	\$ 40,335.53	\$ 2,664.47
Materials/Supplies	\$ 5,000.00	\$ -	\$ 1,499.16	\$ 1,499.16	\$ 3,500.84
Equipment	\$ -	\$ -	\$ -	\$ -	\$ -
Travel	\$ -	\$ -	\$ -	\$ -	\$ -
Other	\$ 5,000.00	\$ -	\$ 491.29	\$ 491.29	\$ 4,508.71
Task Total	\$ 98,000.00	\$ 9,675.00	\$ 90,864.53	\$ 100,539.53	\$ (2,539.53)

Task 6: Redevelopment Planning					
Prime Contract	\$ 10,000.00	\$ 2,950.00	\$ 7,828.47	\$ 10,778.47	\$ (778.47)
Subcontracts	\$ 20,000.00	\$ -	\$ 19,370.00	\$ 19,370.00	\$ 630.00
Materials/Supplies	\$ -	\$ -	\$ -	\$ -	\$ -
Equipment	\$ -	\$ -	\$ -	\$ -	\$ -
Travel	\$ -	\$ -	\$ -	\$ -	\$ -
Other	\$ -	\$ -	\$ -	\$ -	\$ -
Task Total	\$ 30,000.00	\$ 2,950.00	\$ 27,198.47	\$ 30,148.47	\$ (148.47)

PROJECT TOTAL	\$ 200,000.00	\$ 18,465.11	\$ 181,445.95	\$ 199,911.06	\$ 88.94
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City of Galveston, Texas
Brownfields Site Assessment Pilot Project
Key Indicators of Performance

Pilot Name: Galveston, Texas
 Estimated Brownfields (AP1): 31

Potential Brownfields	Targeted Brownfields	Pilot Assessments Started	Pilot Assessments Complete	Non-Pilot Assessments Complete	Clean Sites	Cleanups Started	Cleanups Complete	Redevelopment Started	Cleanup Construction Jobs Leveraged	Non-Pilot Cleanup Dollars Leveraged	Redevelopment Jobs Leveraged	Non-Pilot Dollars Leveraged Constr./Redev.
AP2	AP3	AP4	AP5	AP6	AP7	AP8	AP9	AP10	AP11	AP12	AP13	AP14
57th & Stewart Road	Y	Feb-99	Jun-99		N	N/A	N/A	N/A	N/A	N/A	N/A	N/A
600 51st. St.	Y*	Feb-99	Feb-99		N	Y						
East End Flats	Y	Aug-99	Jan-00		Y	N						
Old Central/Carver Park	Y*	Aug-99	Dec-00		*	N						
73rd & N1/2	Y	Mar-00	Apr-00		Y	N		Y			25 (Temp.Constr.)	Yes, amount
37th & Harborside	Y*	Aug-99	Dec-00		*							unknown
Teledyne Pipe Plant	Y*	Aug-99	Dec-00		*							
1802 Mechanic	N											
514 21st Street	Y*	Aug-99	Dec-00		*							
527 21st Street	Y*	Aug-99	Dec-00		*							
202 25th Street	Y*	Aug-99	Dec-00		*							
2610 Mechanic	Y*	Aug-99	Dec-00		*							
318 27th Street	Y*	Aug-99	Dec-00		*							
2627 Market	Y*	Aug-99	Dec-00		*							
2701 Market	Y*	Aug-99	Dec-00		*							
2728 Post Office	Y*	Aug-99	Dec-00		*							
1201 Harborside	N											
1202 Postoffice	N											
1528 Mechanic	N											
707 23rd Street	Y*	Aug-99	Dec-00		*							
2327 Winnie	Y*	Aug-99	Dec-00		*							
1119 23rd Street	Y*	Aug-99	Dec-00		*							
910 23rd Street	Y*	Aug-99	Dec-00		*							
2928 Broadway	Y*	Aug-99	Dec-00		*							
3102 Avenue L	Y*	Aug-99	Dec-00		*							
57th & Broadway	N											
425 59th Street	N											
3 Lennox	N											
6102 Broadway	N											
2417 57th Street	N											
5701 Avenue S	N											
302 25th Street	Y*	Aug-99	Dec-00		*							
814 22nd Street	Y*	Aug-99	Dec-00		*							
2728 Ball	Y*	Aug-99	Dec-00		*							
TOTALS	31	4	2	1								

*Note: Old Central/Carver Park Area Study covered about 2 square miles and included approximately 20 sites on this list at a Phase 1 ESA level.